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नगर विकास विभाग

२९.

तिथि क्रमांक

१९२०३

महाराष्ट्र शासन
नगर विकास विभाग

शासन निर्णय क्र. टिपीएस-३१०८/४५४/प्र.क्र.८०/२००८/नवि-३०.

मंत्रालय, मुंबई - ४०० ०३२.

दिनांक : २१ मे, २०१०.

पहा - १) नियुक्त अधिकारी तथा उप संचालक, नगर रचना, औरंगाबाद विभाग औरंगाबाद यांचे पत्र क्र.जा.क्र.वि.यो.पाथरी/पुनाप्रसिद्ध/उसं-औ/३३७१, दि.३०/१२//२००७.
 २) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचे पत्र क्र.जा.क्र.वि.यो.पाथरी (सु+वा.क्षे.)/६-२००८/टिपीक्षी-५/१३२८, दि.१४/०३/२००८.

शासन निर्णय : सोबतची अधिसूचना महाराष्ट्र शासन राजपत्रात प्रसिद्ध करावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नांवाने,

१३१, १४०

(शिवाजी पाटणकर)

अवर सचिव, महाराष्ट्र शासन

प्रति,

विभागीय आयुक्त, औरंगाबाद विभाग, औरंगाबाद
जिल्हाधिकारी, परभणी.

संचालक नगररचना, महाराष्ट्र राज्य, पुणे.

उप सचिव (नगर रचना) नगर विकास विभाग, मंत्रालय, मुंबई.

उप संचालक नगररचना, औरंगाबाद विभाग, औरंगाबाद.

त्यांना विनंती करण्यात येते की, सोबतच्या अधिसूचनेनुसार विकास योजनेचे नकाशे अधिग्रामाणित करणेकरीता सादर करावेत.

सहायक संचालक नगररचना, परभणी शाखा, परभणी.

मुख्याधिकारी, पाथरी नगरपरिषद पाथरी, जिल्हा परभणी.

व्यवस्थापक, शासकीय मुद्रणालय औरंगाबाद

त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना / सूचना महाराष्ट्र शासन राजपत्राच्या औरंगाबाद विभागीय पुरवणीमध्ये प्रसिद्ध करून त्यांच्या ५ प्रती या विभागास व संचालक नगररचना, महाराष्ट्र राज्य, पुणे यांना पाठवाव्यात.

कक्ष अधिकारी (नवि-२९) नगर विकास विभाग, मंत्रालय, मुंबई.

त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना शासनाच्या वेबसाईटवर प्रसिद्ध करावी.
निवड नस्ती, नवि-३०

NOTIFICATION
GOVERNMENT OF MAHARASHTRA
Urban Development Department
Mantralaya, Mumbai-400 032
Dated: 21st May, 2010

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No.TPS-3108/454/CR-80(A)/08/UD-30

Whereas the Pathari Municipal Council (hereinafter referred to as the "said Municipal Council") being the planning Authority for the area within its jurisdiction has submitted to the State Government under sub section (1) of section 30 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No.XXXVII of 1966) (hereinafter referred to as 'the said Act') the Draft Development Plan of Pathari (R+A A) for the entire area within Municipal Limit (hereinafter referred to as "the said Draft Development Plan");

And whereas, in accordance with sub-section (1) of Section 31 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No.XXXVII) (hereinafter referred to as "the said Act") the Government of Maharashtra has sanctioned the part of the Revised Draft Development Plan of Pathari (R+A A) for the entire area within Municipal Limit and excluding certain parts shown bounded Pink on the plan vide Government Notification, Urban Development Department No.TPS-3106/498/CR-107(A)/2006/UD-30, dated 22nd December, 2006, and published the notification in the Maharashtra Government Gazette, Part-I, Aurangabad Divisional Supplement dated the 7/6/2007 at page No.1169 & 1170;

And whereas the Government of Maharashtra vide Urban Development Department's Notice's No.TPS-3106/498/ CR-107(B)/ 2006/ UD-30, dated 22nd December, 2006, published in the Maharashtra Government Gazette, Part-I, Aurangabad Divisional Supplement dated the 7/6/2007 at page Nos. 1171 to 1176 has published excluded part of the draft Development Plan of Pathari (R+A A) (hereinafter referred to as "the said Excluded Parts") along with a plan showing therein the modifications proposed by Government inviting suggestions and objections from public as provided in second proviso to sub section (1) of section 31 of the said Act;

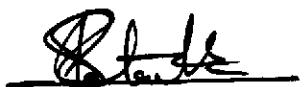
And whereas in accordance with sub-section (2) of section 31 of the said Act, Government had appointed Deputy Director of Town Planning, Aurangabad Division, Aurangabad as an Officer to hear person or persons who submit objections and suggestions in respect of the proposed modifications and to submit his report to Government (hereinafter referred to as the said Officer") vide, Urban Development Department's Notification No.TPS-3106/CR-107(B)/2006/UD-30, dated 22nd December, 2006 appeared in the Maharashtra Government Gazette, Aurangabad Divisional Supplement dated the 7/6/2007, at page No.1171 to 1176 ;

And whereas, the said officer, after considering the suggestions/objections received from the public, submitted his report to Government on 31/12/2007 ;

And whereas, in accordance with Sub-Section (1) of Section 31 of the said Act, the State Government after considering the report of the said officer and after consulting the Director of Town Planning, Maharashtra State Pune finds it expedient to sanction the said Excluded Parts of Development Plan of Pathari (R+A A);

Now therefore in exercise of the power's conferred upon the State Government under the proviso to sub-section (1) of section 31 of the said Act, the Government of Maharashtra hereby extends the period for according sanction to the said excluded part of the Draft Development Plan of Pathari (R+A A) for a period upto and inclusive of

By order and in the name of Governor of Maharashtra,



(Shivaji Patankar)
Under Secretary to Government

NOTIFICATION
GOVERNMENT OF MAHARASHTRA
Urban Development Department
Mantralaya, Mumbai-400 032
Dated: 21st May, 2010

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No.TPS-3108/454/CR-80(B)/08/UD-30

Whereas the Pathari Municipal Council (hereinafter referred to as the "said Municipal Council") being the planning Authority for the area within its jurisdiction has submitted to the State Government under sub section (1) of section 30 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No.XXXVII of 1966) (hereinafter referred to as 'the said Act') the Draft Development Plan of Pathari (R+A A) for the entire area within Municipal Limit (hereinafter referred to as "the said Draft Development Plan");

And whereas, in accordance with sub-section (1) of Section 31 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No.XXXVII) (hereinafter referred to as "the said Act") the Government of Maharashtra has sanctioned the part of the Revised Draft Development Plan of Pathari (R+A A) for the entire area within Municipal Limit and excluding certain parts shown bounded Pink on the plan vide Government Notification, Urban Development Department No.TPS-3106/498/CR-107(A)/2006/UD-30, dated 22nd December, 2006, and published the notification in the Maharashtra Government Gazette, Part-I, Aurangabad Divisional Supplement dated the 7/6/2007 at page No.1169 & 1170;

And whereas the Government of Maharashtra vide Urban Development Department's Notice's No.TPS-3106/498/ CR-107(B)/ 2006/ UD-30, dated 22nd December, 2006, published in the Maharashtra Government Gazette, Part-I, Aurangabad Divisional Supplement dated the 7/6/2007 at page Nos. 1171 to 1176 has published excluded part of the draft Development Plan of Pathari (R+A A) (hereinafter referred to as "the said Excluded Parts") along with a plan showing therein the modifications proposed by Government inviting suggestions and objections from public as provided in second proviso to sub section (1) of section 31 of the said Act;

And whereas in accordance with sub-section (2) of section 31 of the said Act, Government had appointed Deputy Director of Town Planning, Aurangabad Division, Aurangabad as an Officer to hear person or persons who submit objections and suggestions in respect of the proposed modifications and to submit his report to Government (hereinafter referred to as the said Officer") vide, Urban Development Department's Notification No.TPS-3106/CR-107(B)/2006/UD-30, dated 22nd December, 2006 appeared in the Maharashtra Government Gazette, Aurangabad Divisional Supplement dated the 7/6/2007, at page No.1171 to 1176 ;

And whereas, the said officer, after considering the suggestions/objections received from the public, submitted his report to Government on 31/12/2007 ;

And whereas, in accordance with Sub-Section (1) of Section 31 of the said Act, the State Government after considering the report of the said officer and after consulting the Director of Town Planning, Maharashtra State Pune finds it expedient to sanction the said Excluded Parts of Development Plan of Pathari (R+A A) as specified in the Schedule annexed hereto;

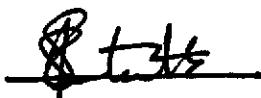
And whereas, in exercise of the powers conferred under the first proviso to sub-section (1) of section 31 of the said Act, the Government of Maharashtra by Urban Development Department's Notification No.TPS-3108/454/CR-80(A)/08/UD-30 dated 21st May, 2010 has extended the period for sanctioning the excluded part of the Draft Development Plan of Pathari (R+A A) for a period upto and inclusive of 21st May, 2010.

Now therefore in exercise of the power's conferred by sub section (1) of section 31 of the said Act, and of all other powers enabling; it in that behalf the Government of Maharashtra here by

- (a) sanctions ;the Draft Development Plan of the said Excluded Parts of Pathari (R+A A) as specified in the Schedule appended to this Notification, which shall be the final Development Plan for the said excluded part of Pathari (R+A A).
- (b) Fixes 21st May, 2010 to be the date on which the final Development Plan of the said Excluded Parts of Pathari (R+A A) shall come into force.

Note : Copies of plan of final Development Plan of the said Excluded Parts of Pathari (R+A A) as modified and sanctioned by the State Government with the modifications shown on the plan have been kept open for inspection by the public during working hours for a period of one year at the office of the Pathari Municipal Council, District. Parbhani

By order and in the name of Governor of Maharashtra,



(Shivaji Patankar)
Under Secretary to Government

SCHEDULE OF MODIFICATION OF SUBSTANTIAL NATURE DEVELOPMENT PLAN, PATHARI (R+A A)
Accompaniment to the Notification No.TPS-3108/454/CR-80(B)/08/UD-30

Dated 21st May, 2010.

Sr. No	Excluded part	Site No./ Location	Proposal as per plan published under Section 26 of the Act	Proposal as per plan submitted to State Government for sanction under Section 30 of the Act	Modification of substantial nature as proposed by the State Government under Section 31 of the Act	Proposed by	Modification of substantial nature as sanctioned by the State Government under Section 31 of M.R. & T.P.Act 1966.
1	2	3.	4	5.	6.	7.	
1	EP-1	Site No.22	'Vedh Sanstha'	Site No.22 'Vedh Sanstha' is deleted and included in Residential zone	Site No.22 'Vedh Sanstha' is proposed to be reinstated & rearranged including the additional adjacent land on North-West side as shown on the plan.	Sanctioned as proposed by the State Government.	
2	EP-2	--	Agriculture zone	Site No.24 'Shopping Centre'	Site No.24 'Shopping Centre' shown on S.No.69 u/s 29 of the M.R. & T.P. Act, is proposed to be deleted and included in Site No.23 'for Handicapped Co-op industries'	Sanctioned as proposed by the State Government.	
3	EP-3	--	Residential zone	Residential zone	About 0.3 H land out of S.No. 82 is proposed to be reserved for 'Shopping Centre and Fire Brigade' as Site No.24.	Sanctioned as proposed by the State Government.	
4	EP-4	--	Agriculture zone	Site No.22 'Vedh Sanstha'	Site No.22 'Vedh Sanstha' shown on S.No.70 u/s 29 of the M.R. & T.P. Act, 1966 is proposed to be deleted and the said site is redesignated as 'High School and Play Ground' Site No.22A.	Sanctioned as proposed by the State Government.	
5	EP-5	--	Agriculture zone	Site No.28 'High School and Play Ground'	Site No.28 is proposed to be deleted and the area is proposed to be included in Residential zone.	Site No.28 H.S. & P.G. is reinstated	
6	EP-6	Site No.26	'Mini Stadium'	Residential zone	Site No.26 'Mini Stadium' is proposed to be reinstated as per plan published u/s 26 of the M.R. & T.P. Act,1966.	Sanctioned as proposed by the State Government.	
7	EP-7	Existing Road to Sai Mandir	--	--	Existing East-West approach Road to Sai Mandir is proposed to be widened to 9m. both side equally as shown on the plan.	Sanctioned as proposed by the State Government.	
8	EP-8	--	--	--	Alignment of 12 m. wide East-West Road passing through Site No.53 & 54 is proposed to be continued passing through S.No.16 & 18 up to 30 m. wide Road as shown on the plan.	Sanctioned as proposed by the State Government.	
9	EP-9	Proposed Road	North-South 15m. wide proposed Road adjacent to Site No.30 'Health Centre'	North - South 15 m. wide Road towards West of Site No. 30	North-South 15 m. wide Road towards West of Site No. 30 'Health Centre' is proposed to be reinstated as per plan published u/s 26 of Maharashtra Regional and Town Planning Act, 1966.	Since the proposed road is passing through the Idgah Ground & as per the request of the local residents this road is deleted.	


(Shivaji Patankar)

Under Secretary to Government

SANCTIONED MODIFICATIONS TO DEVELOPMENT CONTROL RULES :-

EP-10	<p>Following new Sub-regulation vide No.22.11.3 is added after sub regulation no.22.11.2 :-</p> <p>22.11.3 : In every residential building constructed or proposed to be constructed for the use of a Co-operative Housing Society or an Apartment Owners Association; a fitness center room will be permitted. The area of the room shall be limited to 2 (two) percent of the total built up area of building or 20 Sq. Mt. whichever is more. It shall not be used for any other purpose, except for fitness activities and its ownership shall vest to Society or Association.</p> <p>(Ref. Government in Urban Development Department, Order No. TPB 4303/13/CR-249/03/UD-11, dated 17th June 2004.)</p>
EP- 11	<p>Following Appendix is inserted</p> <p>Appendix S :- Regulation for Biotechnology Unit :- Biotechnology unit will be permitted, subject to regulations mentioned in Appendix (enclosed herewith)</p> <p>(Ref.: Government, Urban Development Department, Order No. TPB 4302/818/CR 88/2002/UD-12, dated 10th October, 2002 & Order dated 17th March 2003)</p>
EP- 12	In D.P. report Chapter No. XIII Pg.No.38 (Building Bye Laws)Rule No.16 and Rule No.20 (a) to (c) is deleted
EP- 13	<p>Following new definition is added as Definition No. 2.5 A :-</p> <p>Floor Space Index (FSI) :- The quotient obtained by dividing the total built up area on all floors excluding areas as given in bye law No.20.7.2 by the area of the plot. FSI</p> <p style="text-align: center;">= Total Built up Area on all floors Plot Area</p>
EP- 14	<p>Following new item is added after Rule No. 5.1 (e) (xi)</p> <p>5.1 (e) (xii) : Give particulars of the parking provided and required under Regulation No. 21.</p>
EP- 15	Rule No.9.4 is deleted.
EP- 16	<p>Following additional note is added after Rule No. 20.3.2 as follows :-</p> <p>Note :- For buildings mentioned above, maximum FSI allowed shall be 1.00.</p> <p>(Ref.: DTP, M.S., Pune's Circular No.Dev.Permission/TPV-7/7880, dated 18th November 2000)</p>
EP- 17	<p>Following new sub rule is added in Rule No.20.3.3.</p> <p>Sub Rule No.20.3.3 (a) :- For any of the above type of buildings, built up area on all floors shall not exceed the net plot area.</p>
EP- 18	<p>Following new entry added after Rule No.20.7.2 (e) :-</p> <p>(f) : Area of one fitness center for a Co-op. Housing Society or Apartment Owners Association as provided in Sub-regulation 22.11.3</p> <p>(Ref. Government in Urban Development Department, Order No. TPB 4303/13/CR-249/03/UD-11, dated 17th June 2004.)</p>
EP- 19	<p>In Appendix C is amended as under :-</p> <p>(1) In paragraph C-2 under the heading "ARCHITECT" in sub-paragraph C-1.1 under the heading "Qualification" the words and letters "Schedule XIV of "shall be substituted by the words" the SCHEDULE"</p>
EP- 20	<p>In Rule No.20.1 in Appendix G,at G-6.1 (11) :Industrial use (may be permitted as per rules of Standardized building bye laws and Development Control rules for C class Municipal Council) (ना विकास क्षेत्रात औद्योगिक वापर अनुज्ञेय करण्यासाठी प्रमाणित विकास नियंत्रण नियमावलीत G-6 मध्ये सदर वापर(work) समाविष्ट करणे योग्य वाटते)</p>
EP- 21	<p>After Rule No. G-7.1 of Bye law No. 20.1 of Bye laws of D.C. Rules following new rule is added.</p> <p>New Rule No. G-8-1 :- The lands of Government/Semi Government/ Public Institutions which are included in Public Semi public zone commercial use shall be allowed subject to following conditions :-</p> <p>1) Maximum 15% of the existing built up area may be allowed for commercial purpose.</p> <p>2) Commercial use shall be permitted along the roadside.</p> <p>3) Separate access shall be required for both the uses. (Public Semi public use and commercial use)</p>

EP - 22	<p>In Appendix M at Sr. No.(I) (c), in column No.4, the words 'Total land' are substituted by 'net land' and following new provision numbered (iii) is added</p> <p>(iii) Out of above said two options, one option shall be allowed at a time. No change will be permitted in such one sanctioned option regarding partial area.</p> <p>(Ref. : Government in Urban Development Department, Order No.TPS 1198/982/CR-325/UD-9, dated 30th May 2001)</p>
EP- 23	<p>Following Appendices are inserted</p> <p>Appendix R :- Special Regulations for IT/ITES mentioned in Appendix (enclosed herewith). (Ref. : Government, Urban Development Department, Order No. MISC TPS 2004/687/CR 26/2004/UD-13, dated 20th May 2004)</p> <p>Appendix T:-Regulation for installation of Rain water Harvesting structures (RWHS)(Ref.: Government, Urban Development Department, Order No. TPB 432001/2133/CR230/01/UD-11dated 10th March 2005)</p>



(Shivaji Patankar)
Under Secretary to Government

APPENDIX S

Regulation for Biotechnology Unit

1) Definition of Biotechnology Unit :

The Biotechnology Unit shall mean and include Biotechnology units which are certified by the Development Commissioner (Industries) or any other Officer authorized by him in this behalf.

2) Biotechnology Unit is to be allowed in Industrial Zone i.e.I-1, I-2 and I-3 :

Biotechnology unit shall be permitted on all plots fronting on roads having width more than 12 Mt.

3) Additional FSI to Biotechnology Unit :

The Commissioner may permit the Floor Space Indices specified in the Building Byelaws & Development Control Rules to be exceeded by 100% in respect of buildings in independent plots of Biotechnology establishment set up by Public Bodies like MHADA, SEEPZ, MIDC, SICOM, STP or their joint venture companies having more than 11% stake of these bodies or lessees of this public bodies having plots exclusively used for Biotechnology units subject to terms and conditions as he may specify.

Provided in case additional FSI allowed in respect of Biotechnology unit as aforesaid, premium as may be determined by Government shall be paid to the Corporation out of which 50% shall be payable to the Government.

APPENDIX R

Special Regulations for Development of IT/ITES

9.

R-1 *Definition :*

In the context of the policy, the Information Technology Industry, industry, IT services and IT Enabled Services as defined below :-

IT Taskforce of Government of India has defined IT software as follows :-

- a) **IT Software :** IT Software is defined as any representation of instruction, data, sound or image, including source code and object code, recorded in a machine readable form and capable of being manipulated or providing interactivity to a user, with the means of a computer.
- b) **IT Hardware :** IT Hardware covers approximately 150 IT products notified by Directorate of Industries.
- c) **IT Services and IT Enabled Services :** These includes various IT services and are defined by the IT Taskforce of the Government of India as follows :-

“ IT Service including IT Enabled Service is defined as any unit that provides services, that result from the use of any IT Software over a Computer System for realizing any value addition”

The Directorate of Industries has prepared and published an illustrative list of such IT Enabled Services which is to be updated from time to time.

R-1.2 Height of the Room for I.T.E. :

Notwithstanding any thing contained in these regulations, any telematic equipment storage erection facility can have a height as required for effective functioning of that system.

R-1.3 Covered Antenna to be Free of FSI :-

Any covered Antenna/Dish Antenna/communication Tower will be allowed to be erected free of FSI, if it is used for Telecom (basic Cellular or Satellite Telephone) or ITE purpose which shall include equipment relating to Earth Station, V-Sat, Routes, Transponders and similar ITE related structures or equipment.

R-1.4 I.T.E.s to be allowed in Residential Zone :-

"Notwithstanding any thing contained in these regulations, IT/ITES on the plots/ premises fronting on roads having width more than 12.00 Mt." shall be allowed.

R-1.5 I.T.E.s to be allowed in Industrial Zone (I-1) :-

IT/ITES shall be permitted in I-1 Zone & Services Industrial Estates on all plots fronting on roads having width more than 12.00 Mt.

R-1.6 I.T.E.s to be allowed in General Industrial Zone (I-2) & Special Industrial Zone (I-2) :

IT/ITES shall be permitted on all plots fronting on roads having width more than 12.00 Mt.

R-1.7 I.T.Es to be allowed in No Development Zone/Green Zone earmarked in the Development Plan :-

Development Plan of IT/ITES with ancillary residential development shall be allowed in No Development Zone subject to the following conditions:-

- (a) The total FSI shall not exceed 0.20
- (b) Residential Development shall not exceed one third of the total built up area.
- (c) Construction of ITE/Ancillary residential use may be permitted (in suitable location so as to keep as much as remaining space open) upto 20 percent on 10 percent of the area of plot. On remaining 90 percent plot, trees shall be planted at the rate of 500 trees per hectare.
- (d) Sub-division of land shall be permitted with the area of plot to be sub-divided being not less than 4000 Sq.Mt.

R-1.8 Additional FSI to IT/ I.T.E.s :-

Subject to approval by Director of Industries, the Commissioner/Chief Officer or as the case may permit the Floor Spaces Indices specified in these regulations to be exceeded to the extent of 100 percent over and above the permissible FSI as under (including for IT/ITES units located in No Development Zone/Green Zone/Agricultural Zone proposed in the Development Plan or Regional Plan).

- (i) 100 percent additional FSI shall be made available to all IT/ITES units in public IT parks.
- (ii) 100 percent additional FSI shall be made available to all registered IT/ITES units located in private IT parks approved by the Director of Industries.
- (iii) Permission for erecting towers and antenna upto the height permitted by the Civil Aviation Department shall be granted by the concerned municipal bodies at the time and as a part of approval of building plan itself.

R-1.9 General Terms/Conditions applicable for Development of IT/ITES units :

- (i) Additional FSI to IT/ITES would be available only upon full utilization of basic admissible FSI.
- (ii) Additional FSI to IT/ITES would be available to IT/ITES parks duly approved by the Director of Industries.

- (iii) The additional FSI shall be granted upon payment of premium which shall be paid in the manner as may be determined by the Government. Such premium shall be recovered at the rate of 25 percent of the present day market value of the land under reference as indicated in the Ready Reckoner.
- (iv) 25 percent the total premium shall be paid to the Government and remaining 75 percent amount shall be paid to the said respective Municipal Corporation, Municipal Councils, Special Planning Authority or New Town Development Authority. Where no such Planning Authority exists, the share of premium shall be paid to the MIDC.
- (v) The premium so collected by the Planning Authorities/MIDC shall be primarily used for development/upgradation of all sites infrastructures required for IT/ITES park and the utilization of this premium shall be monitored by the empowered committee.
- (vi) In the event, the developer comes forward for provision of such of site infrastructure at his own cost, then the respective Planning Authority or the MIDC as the case may be shall determine the estimated cost of the works and shall also prescribed the standards for the work. After completion of the works, the said Planning Authority/MIDC shall verify as to whether the same is as per prescribed standards and thereafter, by deducting the cost of works, the balance amount of premium shall be recovered by the said Planning Authority/MIDC.
- (vii) **Users/Services ancillary to the IT/ITES :** While developing site for IT/ITES with additional FSI, users ancillary to the principal user as may be approved by the Directorate of Industries shall also be allowed.
- (viii) No condonation in the required open spaces, parking and other requirements prescribed in these regulations shall be allowed in case of such additional FSI.

APPENDIX T

RAIN WATER HARVESTING -

- a) All the layout open spaces/amenity spaces of housing societies and new constructions/reconstruction/additions on plots having area not less than 100 sq.mt. in non gaonthan areas of all towns shall have one or more Rain Water Harvesting structures having a minimum total capacity as detailed in Sub Regulation 2 of Reg.33 given here below.

Provided that the Authority may approve the Rain Water Harvesting structures of specifications different from those specified here below subject to the minimum capacity of Rain Water Harvesting being ensured in each case.

- b) The owner/society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good condition for storage of water for non potable purposes or recharge of groundwater, at all times.
- c) The Authority may impose a levy of non exceeding Rs.1000/- per annum for every 100 sq.mt. of built-up area for the failure of the owner of any building mentioned in the (a) above to provide or to mention Rain Water Harvesting structures as required under these byelaws.

SCHEDULE

RAIN WATER HARVESTING :

Rain Water Harvesting in a building site includes storage or recharging in to ground of rain water falling on the terrace or any paved or unpaved surface within the building site.

The following systems may be adopted for harvesting the rain water drawn from terrace and the paved surface.

- (i) Open well of a minimum of 1.00 mt. dia and 6.00 mt. in depth into which rain water may be channeled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden etc.
- (ii) Rain Water Harvesting for recharge of groundwater may be done through a bore-well around which a pit of 1.00 mt. width may be excavated upto a depth of atleast 3.00 mt. and refilled with stone aggregate and sand. The filtered rain water may be channeled to the refilled pit for recharging the bore well.
- (iii) An impervious surface/underground storage tank of required capacity may be constructed in the setback or other open space and the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tank shall be provided within an overflow.
- (iv) The surplus rain water after storage may be recharged in to ground through percolation pits or trenches or combination of pits and trenches depending on the geomorphological and topographical condition, the pits may be of the size of 1.20 mt. width X 1.20 mt. length X 2.00 mt. to 2.50 mt. depth. The trenches of or 0.60 mt. width X 2.00 mt. to 6.00 mt. length X 1.50 to 2.00 mt. depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials :-
 - a) 40 mm stone aggregate as bottom layer upto 50% of the depth.
 - b) 20 mm stone aggregate as lower middle layer upto 20% of the depth.
 - c) Coarse sand as upper middle layer upto 20% of the depth.
 - d) A thin layer of fine sand as top layer.
 - e) Top 10% of the pits/trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad.
 - f) Brick masonry wall is to be constructed on the exposed surface of pits/trenches and the cement mortar plastered.

The depth of wall below ground shall be such that the wall prevents lose soil entering into pits/trenches. The projection of the wall above ground shall atleast be 15 cms.

g) Perforated concrete slabs shall be provided on the pits/trenches.

- (i) If the open space surrounding the building is not paved, the top layer upto a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground.
- (ii) In case of the plots where the water table is high i.e. 10 feet less, it is not mandatory to follow the above provisions

The terrace shall be connected to the open well/bore well/storage tank/ recharge pit/trench by means of HDPE/PVC pipes through filter media. A valve system shall be provided to enable the first washings from roof or terrace catchment, as they would contain undesirable dirt. The mouths of all pipes and opening shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rain water, there shall be atleast two rain water pipes of 100 mm dia. for a roof area of 100 sq.mt.

Rain Water Harvesting structures shall be cited as not to endanger the stability of building or earthwork. The structure shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.

The water so collected/recharged shall as far as possible be used for non drinking and non-cooking purpose.

Provided that when the rain water in exceptional circumstances will be utilised for drinking and/or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for by-passing the first rain water has been provided.

Provided further that it will be ensured that for such use, proper disinfectants and the water purification arrangements have been made.
